

IN RE: PETITION FOR VARIANCE

E/S Belair Road, 80' S
of Kahlston Road
11th Election District
5th Councilmanic District
(9651 Belair Road)

Madison Square Federal Savings Bank
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-454-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owner of the subject property, The Madison Square Federal Savings Bank and the contract purchaser/lessee, Madison, L.L.C. The variance request is for property located at 9651 Belair Road located in the Perry Hall area of Baltimore County. Specifically, the Petitioner is requesting variances from Section 229.6A.4 to allow a three-story office building, 49 ft. in height, in lieu of the permitted two-story building, not exceeding 35 ft., and from Section 229.6.D to permit a 2 ft. setback from residentially zoned property for parking in lieu of the required 20 ft.

Appearing at the hearing on behalf of the Petitioner were: G. Scott Barhight and Newton A. Williams, attorneys at law; James Wolf, Ed Haile and John Seefried. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 8.2485 acres, more or less, and is split zoned BL, BLR and D.R.3.5. The area which is the subject of this variance request consists of 1.37 acres, which is proposed to be developed with a three-story office building and accessory parking lot. The overall site is currently the home of the Madison Square Federal Savings Bank. The subject bank is situated on the front of the property, adjacent to Belair Road. The Petitioner proposes to construct the subject office building and parking lot immediately to the rear of the bank. Further to the rear of the site, upon the

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Date

7/6/99

By

J.P. [Signature]

property zoned D.R.3.5, is situated the storm water management facility for the existing bank and also the proposed office building.

Due to the uniqueness of the site, which was described by Mr. Ed Haile, Professional Engineer with Daft, McCune & Walker, the Petitioner is constrained to locate the office building as shown on Petitioner's Exhibit No. 1. Furthermore, constructing the office building at a three-story level, in lieu of two, allows for a larger area for parking and a better design of the site. The Petitioner's representatives indicated that they have worked closely with the Perry Hall Improvement Association and also the Planning Office in the design and layout of the subject building. In response to the comment contained within the file from the Planning Office, the developer indicated that they would be willing to submit their elevation drawings to the Planning Office for their review and comment, but not for final approval.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict

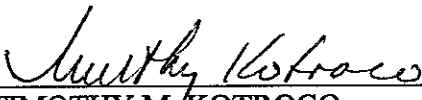
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7/6/89
BY [Signature]

the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 6th day of July, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 229.6.A.4 to allow a three-story office building, 49 ft. in height, in lieu of the permitted two-story building, not exceeding 35 ft., and from Section 229.6.D to permit a 2 ft. setback from residentially zoned property for parking in lieu of the required 20 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at his time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall submit to the Office of Planning the elevation drawings for the building to be constructed on the subject property. The submission of the elevation drawings to the Planning Office for both the building and the signage associated with the building shall be for review and comment purposes only and not for final approval.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/6/99
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July⁶, 1999

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 99-454-A
Property: 9651 Belair Road

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

C: Mr. David F. Wallace

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9651 Belair Rd., Balt. MD 21236

which is presently zoned ~~RX-338~~ BLR

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This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 229.6A.4 to permit a 3-story building, 49 feet in height, in lieu of the 2-story building not exceeding 35 feet, and From Section 229.6. to permit a 2 foot setback from residentially zoned property for parking in lieu of the 20 foot requirement.

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of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be presented at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Madison LLC

Name - Type or Print

Signature Morris H. Wolf, Member

1301 York Road, Suite 302

Heaver Plaza 410-321-7650

Address Telephone No.

Towson MD 21204

City State Zip Code

Attorney For Petitioner:

G. Scott Barhight

Name - Type or Print

Signature

Whiteford, Taylor & Preston LLP

Company Suite 400

210 W. Pennsylvania Ave., 410-832-2000

Address Telephone No.

Towson MD 21204

City State Zip Code

Legal Owner(s):

Madison Square Federal Savings Bank

Name - Type or Print

Signature David F. Wallace, President

Signature DAVID F WALLACE

Name - Type or Print

Signature

5401 Belair Road 410-488-4800

Address Telephone No.

Baltimore MD 21236

City State Zip Code

Representative to be Contacted:

G. Scott Barhight

Name Whiteford, Taylor & Preston LLP

#400, 210 W. Pennsylvania Ave. 410-

Address Telephone No.

Towson MD 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By SL Date 5/14/99

Case No. 99-454-A

REC-9/15/98

ORDER RECEIVED FOR FILING

7/6/99

683

454

Description

To Accompany Petition for Zoning Variance

1.37 Acre Parcel

Southeast of Belair Road

Southwest of Kahlston Road

Eleventh Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

*200 East Pennsylvania Avenue
Towson, Maryland 21286*

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

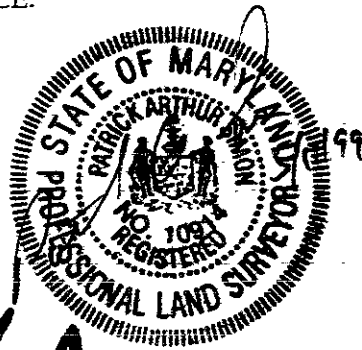
*A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals*

Beginning for the same at the end of the second of the two following courses and distances, as measured from the point formed by the intersection of the centerline of Kahlston Road and the centerline of Belair Road (1) Southwesterly along the centerline of Belair Road, 80 feet, more or less, thence at a right angle to said centerline of Belair Road (2) Southeasterly 408 feet, more or less, thence leaving said point of beginning and running for the following course and distance: (1) South 49 degrees 04 minutes 52 seconds East 300.00 feet, thence binding on the line between Zone BLR and Zone DR-3.5 as shown on the 1996 Comprehensive Zoning Map of Baltimore County, (2) South 41 degrees 40 minutes 59 seconds West 199.08 feet, thence (3) North 48 degrees 58 minutes 35 seconds West 300.00 feet, thence binding on the line between Zone BLR and Zone BL as shown on the above referenced Zoning Map (4) North 41 degrees 41 minutes 06 seconds East 198.53 feet to the point of beginning; containing 1.37 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

May 11, 1999

Project No. 94047.B (L94047B)



99.454-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

✓ 454 No. 067389

DATE 5/14/99 ACCOUNT 70016150

AMOUNT \$ 250.00

RECEIVED FROM: WTP

FOR: Comm VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION

TIME

5/14/1999 5/14/1999 09:59:44

REQ 0802 CASHIER LGAL LXS BROWER ?

Dept 5 52B ZONING VERIFICATION

Receipt # 093643

CR NL 067389

Receipt Tot 250.00

250.00 OK

Baltimore County, Maryland

99-454-A

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6-10, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6-10, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-454-A

9651 Belair Road

E/S Belair Road, 80' SW of Kahlston Road

11th Election District - 5th Councilmanic District

Legal Owner(s): Madison Square Federal Savings Bank

Contract Purchaser: Madison LLC

Variance: to permit a 3-story building, 49 feet in height, in lieu of the 2-story building not exceeding 35 feet; and to permit a 2-foot setback from residentially zoned property for parking in lieu of the 20-foot requirement.

Hearing: Monday, June 28, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
6/17/99 June 10

CS18103

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 454
Petitioner: Madison Square Federal Savings Bank
Address or Location: 9651 Belair Road, Baltimore MD
21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Julie DiGrigoli
White End, Taylor & Preston
Address: 210 W. Pennsylvania Ave
Towson, MD 21204-4515

Telephone Number: 410-832-2084

Revised 2/20/98 - SCJ

44-454-A

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-454-A

A PUBLIC HEARING WILL BE HELD BY:
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: TO PERMIT A 3-STORY BUILDING- 49 FT. HIGH IN LIEU OF 2 STORIES
NOT EXCEEDING- 35 FT. AND TO PERMIT A 2 FT. SETBACK
FROM RESIDENTIALLY ZONED PROPERTY (FOR PARKING) IN
LIEU OF 20 FT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
June 10, 1999 Issue – Jeffersonian

Please forward billing to:

Julie DiGrigoli 410-832-2084
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, MD 21204-4515

NOTICE OF ZONING HEARING

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CASE NUMBER: 99-454-A
9651 Belair Road
E/S Belair Road, 80' SW of Kahlston Road
11th Election District – 5th Councilmanic District
Legal Owner: Madison Square Federal Savings Bank
Contract Purchaser: Madison LLC

Variance to permit a 3-story building, 49 feet in height, in lieu of the 2-story building not exceeding 35 feet; and to permit a 2-foot setback from residentially zoned property for parking in lieu of the 20-foot requirement.

HEARING: Monday, June 28, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 28, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-454-A
9651 Belair Road
E/S Belair Road, 80' SW of Kahlston Road
11th Election District – 5th Councilmanic District
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HEARING: Monday, June 28, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a small mark below it.

Arnold Jablon
Director

c: G. Scott Barhight, Esquire
Madison Square Federal Savings Bank
Madison LLC

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 13, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

June 25, 1999

G. Scott Barhight, Esq.
Whiteford, Taylor & Preston, LLP
210 W. Pennsylvania Avenue, #400
Towson, MD 21204

RE: Case No.: 99-454-A
Petitioner: Madison Square Federal
Savings Bank
Location: 9651 Belair Road

Dear Mr. Barhight:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 14, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: June 4, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 9651 Belair Road

INFORMATION:

Item Number: 454

Petitioner: Madison LLC

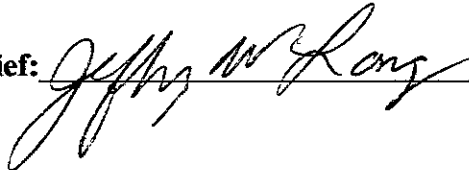
Zoning: BLR

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends the applicant's request be granted provided that the petitioner submit elevation drawings along with an indication of the signage and building materials for review and approval by the Office of Planning prior to the issuance of building permits.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5-21-99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 454

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Scott Burkholder

WTP

Newton A. Williams

502 Wash. Ave. 21204

Counsel for Madison

James C. Goff

1301 York Rd Suite 302 21093

Ed Haile

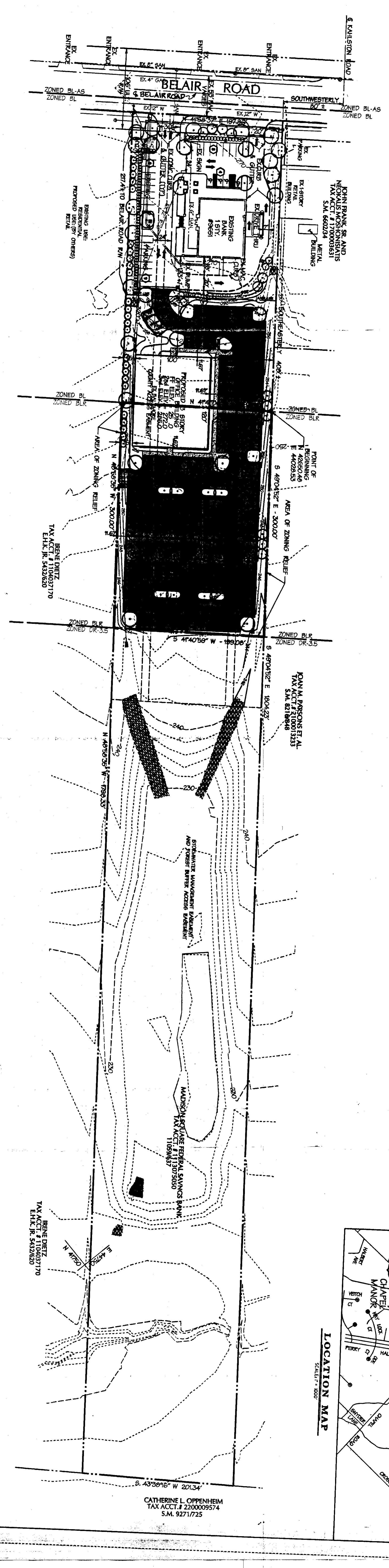
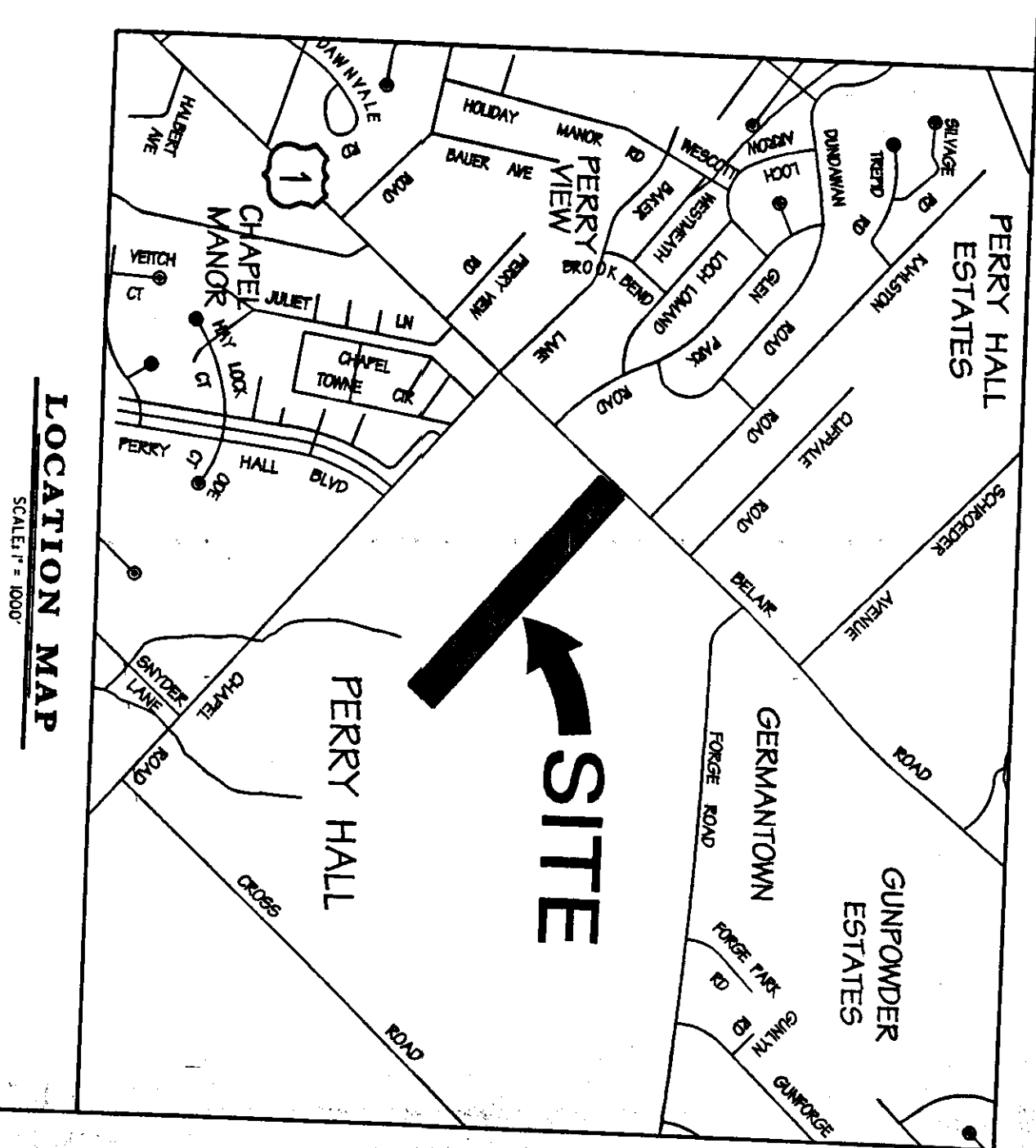
204 E Pluma Ave.

JOHN SEEFRIED

" " "



LEGEND
SYMBOL DESCRIPTION
SITE FEATURES
EXISTING BUILDING
EXISTING ROADS
EXISTING UTILITIES
EXISTING BUILDINGS
PROPOSED BUILDINGS
PROPOSED PARKING
PROPOSED UTILITIES
PROPOSED DRIVE & GUTTER
PROPOSED CONTOURS



PLANT TABULATION

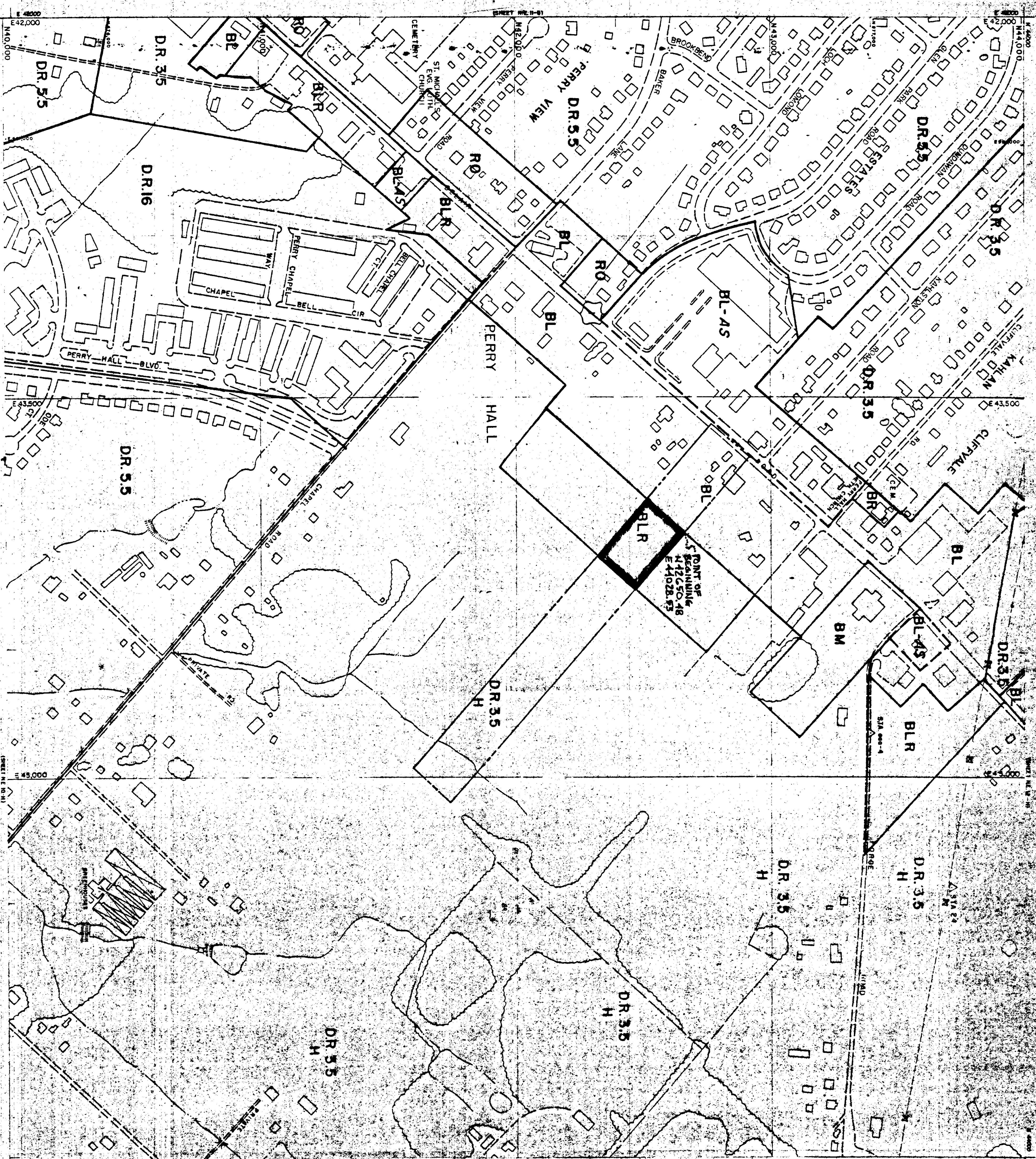
PLANNING UNITS REQUIRED
60 LINEAR FEET OF INTERIOR ROAD / 20' = 4 P.L.U.'S
100 PARKING SPACES / 1/2 = 20 P.L.U.'S
100 LINEAR FEET OF ADJACENT RESIDENTIAL / 1/5 = 20 P.L.U.'S
30 UNDER FEET DIAMETER / 1/5 = 24 P.L.U.'S
TOTAL REQUIRED = 34 P.L.U.'S
PLANNING UNITS PROVIDED
21 MAJOR TREES = 21 P.L.U.'S
6 MINOR TREES = 3 P.L.U.'S
10 EVERGREEN TREES = 7.5 P.L.U.'S
TOTAL PROVIDED = 34.5 P.L.U.'S

ZONING HISTORY
CASE NO. R-755 AND R-6346-9H
THEREFORE IT IS ORDERED BY THE ZONING COMMISSIONERS OF BALTIMORE COUNTY THIS 15th DAY OF MAY, 1986 THAT THE DEVELOPMENT PLAN SUBMITTED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ZONING ORDINANCE BEING APPEALED IS HEREBY APPROVED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE ZONING ORDINANCE BEING APPEALED.

NOTES:
OWNER: MADISON SQUARE FEDERAL SAVINGS BANK
PLANNING UNITS REQUIRED
60 LINEAR FEET OF INTERIOR ROAD / 20' = 4 P.L.U.'S
100 PARKING SPACES / 1/2 = 20 P.L.U.'S
100 LINEAR FEET OF ADJACENT RESIDENTIAL / 1/5 = 20 P.L.U.'S
30 UNDER FEET DIAMETER / 1/5 = 24 P.L.U.'S
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6 MINOR TREES = 3 P.L.U.'S
10 EVERGREEN TREES = 7.5 P.L.U.'S
TOTAL PROVIDED = 34.5 P.L.U.'S

DATA SOURCES:
TOPOGRAPHY ON EAST SIDE OF LEHIGH ROAD FROM 1960
ADJUT SURVEY COMPLETED BY DWM ON 4-27-86
BOUNDARY AND ADJACENT TOPOGRAPHY TO NORTH AND SOUTH FROM ALTA SURVEY COMPLETED BY DWM ON 11-8-84
EXISTING BANK AREA TOPOGRAPHY FROM BANK SITE PLAN.

DMW
11th ELECTION DISTRICT BALTIMORE CO., MARYLAND
5th COUNCILMANIC DISTRICT
REQUEST FOR ZONING VARIANCES
MADISON SQUARE
FEDERAL SAVINGS BANK
9651 BELAIR ROAD



THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY RUCLANT-1107N, INC. BALTIMORE, MD 21210

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

99-454-A